



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET
Hayward, CA 94541-5007
Thursday, November 2, 2000

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(The PUBLIC COMMENTS section provides an opportunity for citizens to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments under this section, but is prohibited by State law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)*

PUBLIC HEARING _____

Comment: Jesús says "Referral from the Public Works Director" is not necessary as part of an agenda title. It doesn't matter who is forwarding the item to the PC.

The following order of business applies to items considered as part of Public Hearings:

- *Staff Presentation*
- *Planning Commission Questions*
- *Public Input*
- *Planning Commission Discussion and Action*

1. **Tentative Map Tract 7040 – Leonard Perillo (Applicant/Owner):** Request for a 12-month Extension of the Tentative Map to Subdivide a .82 acre Parcel into 14 Residential Condominium Units Square Feet – *The Property is Located at 24709 O'Neil Avenue, Westerly Side, 430 ± feet North of Orchard Avenue*
2. **Use Permit/Site Plan Review Application No. 00-160-11 – GRAE Ventures, Inc. (Applicant) / Sellau Properties, Inc. & Wirrulla Hayward, LLC (Owners)** – Request for a Retail Center to Accommodate a 129,600-Square-Foot Regional Retail Building with an Associated 4-Bay Membership Gas Station, and a Pad for a Future 25,000-Square-Foot Subregional Retail Building, on Approximately 13 Acres – *The Project is Located at the Northeast Corner of Whipple Road and Industrial Parkway Southwest*



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Mary Hougey 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

3. **Use Permit Application No. 00-160-20 – GRAE Ventures, LLC Applicant), Adolph Schuman Trust (Owner):** Request to Construct a Retail Commercial Project Consisting of two Buildings, one with 23,042 Square Feet and the Other with 14,490 Square Feet and a Drive-up Window - The Project Involves a Request to Reduce the Parking Requirement from 155 Parking Stalls to 141 - *The Project is Located at the Northeast Corner of Hesperian Boulevard and West Winton Avenue, Across the Street (Hesperian Boulevard) from Hayward Executive Airport in a CN (Neighborhood Commercial) Zoning District.*

ADDITIONAL MATTERS

4. Oral Report on Planning and Zoning Matters
5. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

- October 19, 2000

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.